

Board of Zoning Appeals

Official Agenda



AGENDA

BOARD OF ZONING APPEALS

A G E N D A

Regular Meeting

February 9, 2023

4:00 PM

The City of Greenville Board of Zoning Appeals will hold an in-person Public Hearing for the following items on Thursday, February 9, 2023 at 4:00 PM at the Greenville City Hall, Council Chambers, 10th Floor at 206 South Main Street. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may also view the meeting at the following web address:

[HTTPS://WWW.GREENVILLESC.GOV/1694/ONLINE-MEETINGS](https://www.greenvillesc.gov/1694/online-meetings)

1. **Call to Order**
2. **Welcome and Opening Remarks from the Chair**
3. **Roll Call**
4. **Approval of Minutes**
 - A. January 10, 2023 – Workshop
 - B. January 12, 2023 – Regular Meeting
 - C. January 25, 2023 – Joint Training Workshop
5. **Call for Public Notice Affidavit from Applicants**

6. **Acceptance of Agenda**

7. **Conflict of Interest Statement**

8. **OLD BUSINESS**

9. **NEW BUSINESS**

A. **S 21-781M**

Application by Group Therapy Pub & Playground, LLC (Matthew Hubbard) to modify a **SPECIAL EXCEPTION** to a expand a 'Bar' and 'Indoor entertainment facility' use in a C-4, Central business district at **320 FALLS ST STE G** (TM# 006100-03-04114, 006100-03-04115)

Documents:

[21-0781 S 21-781M AGENDA PACKET.PDF](#)

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B. **S 22-990**

Application by Bernard Peter Robichau II for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **801 E NORTH ST UNIT 8** (TM# 004000-01-01208)

Documents:

[22-0990 S 22-990 AGENDA PACKET.PDF](#)

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C. **S 22-993**

Application by Suite Retreat, LLC (Jill Blume) for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **15 WHITSETT ST** (TM# 004600-01-00700)

Documents:

[22-0993 S 22-993 AGENDA PACKET.PDF](#)

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D. **S 23-032**

Application by Weston Moore for a **SPECIAL EXCEPTION** to establish a 'Bed and breakfast inn' (short-term rental) use in a R-6, Single family residential district at **221 GROVE RD** (TM# 021800-02-01600)

Documents:

[23-0032 S 23-032 AGENDA PACKET.PDF](#)

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E. S 23-033

Application by Whistler Restaurant Group, LLC (Jessica Kearns) dba Reys for a **SPECIAL EXCEPTION** to operate a 'Restaurant, with indoor seating only' use after midnight in a C-4, Central business district at **20 N MAIN ST STE A** (TM# 000100-05-00200)

Documents:

[23-0033 S 23-033 AGENDA PACKET.PDF](#)

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10. OTHER BUSINESS

- A. Staff update on current planning projects
- B. Election of Chair and Vice Chair

11. Adjournment

Documents:

[02-09-2023 - BZA REGULAR MEETING AGENDA.PDF](#)